



Randolph Town Council

DRAFT Meeting Minutes

Meeting Date: Monday, July 13, 2026, at 6:07 p.m.

Randolph Town Hall-Chapin Hall 2nd Floor

This is a hybrid meeting. The Public is invited to attend this meeting in person or remotely, by telephone or computer access.

Call to Order: Council President Ryan Egan called the meeting to order.

Roll Call – Council Members Present: Christos Alexopoulos (In-Person), Richard Brewer (In-Person), Natacha Clerger (In-Person), Ryan Egan (In-Person), Jesse Gordon (In-Person), Katrina Huff-Larmond (In-Person), Kevin O’Connell (Via Zoom), Brandon Thompson (In-Person)

Pledge of Allegiance: Pledge of Allegiance led by Councilor Huff-Larmond.

Moment of Silent Prayer: Moment of Silent Prayer held in remembrance of Dorothy Lutz, who is a former Town Employee.

Approval of Meeting Minutes:

Motion: to approve the minutes of the Town Council meeting minutes of June 22, 2026 made by Councilor Alexopoulos, seconded by Councilor Clerger.

Roll Call Vote: 8-0-0 (Absent: Burgess)

Motion passes.

Announcements from the President: None

Presentations: None

Correspondence:

1. Letter from Massachusetts State Lottery Commission
 - a. This letter was stating that Crovos Liquors at 388 N. Main Street will be issued a Keno License. The Town may write a letter of opposition to the contact information provided on the letter.

Appointments:

1. Fire Chief Paul Frew

Motion: Councilor Alexopoulos moved to approve the appointment of Paul Frew as Fire Chief. This motion was seconded by Councilor Clerger

Roll Call Vote: 8-0-0 (Absent: Burgess)

Motion passes.

Public Hearings:

1. 6:15 PM Special Permit for a Planned Residential Development at 217 Mill Street (Continued from May 18, 2026)
 - a. President Egan invited the applicant James Guerrier from Everstead Partners to give an update on the plans from the last meeting. Mr. Guerrier presented and spoke on the updated parking plans, snow removal plans, traffic study, and revised site plan. Mr. Guerrier added the tax impact to the presentation as requested by the President during the last meeting.
 - b. Council President Egan opened the public comments portion of the public hearing.
 - c. Guerlince Semerzier, 60 Mill Street: shared concerns on traffic and speeding on Mill St. Asked if the developer would be willing to put speed bumps near the project site.
 - d. Natacha Webster-Julian, 54 Prospect Avenue: Concerned with the visitor parking being decreased from the last set of plans. Added that there were major accidents on the street regardless of what the traffic studies defines a major accident. The main issue is the quantity of units. Wants the developer to take the community and neighboring residents into consideration.
 - e. Sandi Cohen, 63 Bittersweet Lane: asked about the 10th unit. Mr. Guerrier stated that 9 units will be affordable and the 10th unit will be market rate. Ms. Cohen then asked about the spacing between each unit. Mr. Guerrier answered with 14 ft between the units and there will be fencing between the units. Ms. Cohen reminds all that owners buying these units will need to carry their own homeowners policy for the units and the homeowners association will carry the master policy. Ms. Cohen asked about parking. Michelle Tyler Town Planner added that the amount of parking exceeds the requirements.
 - f. Joe Burke, 54 Hills Street: asked about the 14ft building distance.

There were no more public comments. The public comments portion of the public hearing was closed. The Councilors were invited to comment or ask questions on the special permit application.

- g. Councilor Clerger has spoken to Town Planner Tyler and residents; she understands this is a beautiful project. She referenced the project on South Main Street which had similar concerns with traffic, accidents, etc. Councilor Clerger is in support of the project.
- h. Councilor Gordon asked about creating a commuter rail pedestrian access. Town Planner Tyler stated that would require the property owner to grant approval of land use. Councilor Gordon then confirmed that the existing structure and shed will be removed.
- i. Councilor Huff-Larmond thanked Mr. Guerrier for the efforts to address the concerns from the last meeting. Councilor Huff-Larmond asked Mr. Guerrier to address the reasoning behind the 10 units. Mr. Guerrier spoke on the Affordable Homes Act and the pilot program from MassHousing. Councilor Huff-Larmond asked why he removed a parking spot on the second set of plans. This was due to creating more green space.
- j. Councilor Brewer likes the units but does believe that the property needs more space; however Councilor Brewer supports the affordability aspect of the project. Given the size of the property Councilor Brewer would like to see this go out for a peer review. Town Planner Tyler stated that the DPW will send stormwater permitting out for a peer review as part of their process.
- k. Councilor Thompson asked about deed restrictions and other preventative measures to avoid flipping the units for a profit. Town Planner Tyler added that the 9 units will come with a ten year deed restriction. Councilor Thompson asked about EV Charger hook ups; Mr. Guerrier

stated that all these units will be built to the latest stretch code which requires solar and EV Charger ready.

- l. Councilor O'Connell is still not satisfied with the parking and buffer strips. Councilor O'Connell asked about dropping the plans to 8 units. Town Planner Tyler added that the Planning Board is requiring No Parking signage on the driveway. The property manager would be in charge of enforcing the parking restrictions.
- m. Councilor Huff-Larmond asked about the distance from the property to the train nearby. Councilor Huff-Larmond is loving the affordability component of this project but she asked if there was any other program that would allow less units.
- n. Councilor Alexopoulos spoke on snow removal. Mr. Guerrier plans to hire competent maintenance companies to handle snow and ground maintenance of these units. Councilor Alexopoulos asked about the fire apparatus which Mr. Guirrier stated that he adjusted to these plans. The fire Department has signed off on these plans.
- o. President Egan thanked Mr. Guerrier for all the work and effort he has put into this project, presentation and for wanting to invest in Randolph. President Egan asked about a way to extend the deed restriction past 10 years. President Egan spoke on the tax impact to the Town. President Egan is comfortable with the Planning Board recommendations and CPC is in favor of the project as long as it is granted by the Town Council. President Egan appreciates the willingness for Mr. Guerrier to stay on the Homeowner Association Board for 6-9 months upon completion of the project. President Egan asked the Town Attorney to go over the voting requirements for the special permit. Town Attorney Griffin stated that two thirds need to be present and voting.

Motion: Councilor Egan moved that the Town Council find as follows: that the proposed use does meet the requirements of Zoning and Ordinance Section 200-9.2, the Planned Residential Development Zoning Ordinance; that the proposed use of activity is in harmony with the general purpose and intent of the Town Zoning Ordinance; that the proposed use is acceptable in light of the requirements constrained in MGL c. 40A; that the adverse effects of the proposed use will not outweigh its beneficial impact to the town and to the neighborhood where the use will be located, in view of the particulate characteristics of the site, and of the proposal in relation to the site; that the proposed use is acceptable in light of the requirements contained in the Town Zoning Ordinance and Table of Allowable Activities; that the proposed use is consistent with the Town Master Plan; that the proposed use acceptable with regard to traffic flow and safety concerns, including parking and loading; that the proposed use is acceptable with regard to adequacy of utilities and other public services; that the proposed use is acceptable with regard to the impacts on neighborhood character; that the proposed use is acceptable with regard to impacts on the natural environment; that the proposed use is in harmony with the general purpose and intent of Zoning Ordinance Section 200-9.2, the Planned Residential Development Zoning Ordinance; that the proposed use does contain a mix of residential , open space, or other uses in a variety of buildings to be sufficiently advantageous to the Town to render it appropriate to depart from the requirements of the Town Zoning Ordinance otherwise applicable to the district(s) in which the proposed use is located; and that the other finding and requirements for the issuance of a Special Permit have been met. This motion was seconded by Councilor Gordon.

Roll Call Vote:5-2-1 (Yays: Brewer, Clerger, Egan, Gordon, Thompson; Nays: Alexopoulos, O'Connell; Abstained: Huff-Larmond; Absent: Burgess)

Motion passes.

Motion: Councilor O'Connell moved to increase the bond to \$,000.00. This motion failed for a lack of second.

Motion: Councilor Egan moved that the Town Council grant the Special Permit, and I more specifically move as follows: After Due consideration of the applicant's request for relief and based on the facts that have been

submitted to the Town Council, including the Applicant's written submissions and the testimony and comments presented to the Council during the public hearing, and based on the recited findings, I move that the Town Council grant the requested Special Permit Pursuant to the Randolph Zoning Ordinance and all other applicable law to permit the construction and use of a Planned Residential Development at 217 Mill Street, Randolph, Massachusetts, pursuant to the Town's planned Residential Development zoning provisions, as described in the applicant's Application with conditions. This motion was seconded by Councilor Gordon.

Roll Call Vote: 5-2-1 (Yays: Brewer, Clerger, Egan, Gordon, Thompson; Nays: Alexopoulos, O'Connell; Abstained: Huff-Larmond; Absent: Burgess)

Motion passes.

Public Comments

1. Sandi Cohen, 63 Bittersweet Lane; asked for an update on getting speed bumps near her street due to speeding. Ms. Cohen then stated that the police department entrance does not have a handicap accessible button for the door.
2. Christopher Spears, 16 Doris Street; Mr. Spears spoke on behalf of Resolution 2026-008, which he is in support of.

Proclamations: None

Motions, Orders, and Resolutions:

1. Resolution 2026-007: Capital Budget Resolution on the Will of the Council on Street Paving (Referred back from Resolutions and Proclamations Subcommittee on April 22, 2026)
 - a. Councilor Gordon spoke on this resolution which is to continue a 4 million dollar a year paving budget. Councilor Gordon added that since free cash is not available he would like to amend the resolution to another source.

Motion: President Egan moved to lay Resolution 2026-007 on the table. This motion was seconded by Councilor Brewer.

Roll Call Vote: 5-1-1 (Yays: Brewer, Clerger, Egan, Huff-Larmond, Thompon; Nays: Gordon; Abstentions: O'Connell; Absent at vote: Alexopoulos; Absent: Burgess)

Motion passes.

2. Resolution 2026-008: Resolution in Support of Massachusetts Medicare for All Legislation
 - a. This resolution was referred back from the Resolutions and Proclamations Subcommittee on June 25, 2026. This resolution would state that the Council is in favor of a Medicare for all which is a single payer healthcare system. The bill number is H.1405 (House) and S.860 (Senate).
 - b. Councilor Clerger agrees that lack of healthcare is a current problem and is in favor of this resolution.
 - c. Councilor Huff-Larmond stated that she is very passionate about this. There are increased needs for medical care. She believes everyone should be able to take care of their mental and physical health regardless of income.

Motion: Councilor Gordon moved to approve Resolution 2026-008. This motion was seconded by Councilor Clerger.

Roll Call Vote: 5-3-0 (Yays: Clerger, Gordon, Huff-Larmond, O'Connell, Thompson; Nays: Alexopoulos, Brewer, Egan; Absent: Burgess)

Motion passes.

3. Resolution 2026-010: Resolution on July Third Commission
 - a. Councilor Gordon introduced this resolution and spoke on the intent. It was referred to the Resolutions and Proclamations Subcommittee for further discussion.

New Business:

1. Council Order 2026-059: FY27 Randolph Community Preservation- Housing Coordinator Position
 - a. Town Manager Howard introduced Council Order 2026-059 which is to fund the salary of the Housing Coordinator with Community Preservation funds. Community Preservation is in support of this use of the funds.

Motion: Councilor O'Connell moved to approve Council Order 2026-059. This motion was seconded by Councilor Clerger

Roll Call Vote: 8-0-0 (Absent: Burgess)

Motion passes.

2. Council Order 2026-060: Acceptance of Board of Registrars' Recommendation for In Person Early Voting For September 1, 2026- State Primary
 - a. Town Manager Howard introduced this Council Order which is to set a voting schedule for in person early voting. Town Clerk Cheryl Sass was available to answer questions.
 - b. Councilor Gordon asked about the last day to register to vote.

Motion: Councilor Alexopoulos moved to approve Council Order 2026-060. This motion was seconded by Councilor Clerger

Roll Call Vote: 8-0-0 (Absent: Burgess)

Motion passes.

3. Council Order 2026-061: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance –Chapter 200 of the General Code of the Town of Randolph –Concerning Data Center
 - a. This was introduced and will be referred to the Planning Board and Zoning and Ordinance Subcommittee.
4. Approval of Contract with the Collins Center to Assist in Town Manager Search
 - a. Phil Lemnios from the Collins Center was invited to the Town Council Meeting to give a brief description on the services that would be available should we choose the Collins Center as well as the process for hiring. Councilors had a chance to ask questions and address concerns. The first course of action, if approved, is to meet individually with each councilor.
 - b. Councilor Huff-Larmond asked about other companies to consider? President Egan spoke on the timeline as well as the fact that we will not need to go out to bid if we use the Collins Center. Councilor Huff-larmond is still not sure which agency she would like to use for this search. The goal is to create an equitable process.
 - c. Councilor Alexopoulos spoke in favor of contracting with the Collins Center for the Town Manager Search.
 - d. Councilor Clerger believes that if we have used the Collins Center again if we have used them in the past and have been satisfied, then why change now.

- e. Councilor O'Connell asked about the recommended size of the interview screening committee. Phil stated that an effective committee is usually around 9-11 members but a diverse background is more important.
- f. Councilor Gordon shared concerns about the portal and communications going out to applications to confirm receipt of an application. Councilor Gordon wants to be able to accept applications as soon as possible.

Motion: Councilor O'Connell moved to approve entering into a contract with the Collins Center for consultant services concerning the Town Manager Search for the amount listed in the form attached in the agenda (\$15,000). This motion was seconded by Councilor Clerger.

Roll Call Vote: 6-2-0 (Yays: Alexopoulos, Brewer, Clerger, Egan, O'Connell, Thompson; Nays: Gordon, Huff-Larmond; Absent: Burgess)

Motion passes.

5. Town Attorney Contract Amendment

- a. President Egan brought this forward to the Council with the request to extend the contract for an additional year to help with continuity. The summary of changes are a one year extension, salary and deferred compensation increase.

Motion: Councilor Alexopoulos moved to approve the Town Attorney contract amendment. This motion was seconded by Councilor Clerger.

Roll Call Vote: 8-0-0 (Absent: Burgess)

Motion passes.

Councilor Alexopoulos left the meeting at 9:22 pm.

6. Council Order 2026-062: FY26 Budget Transfers

- a. Town Manager Howard introduced Council Order 2026-062 which is a list of transfers needed to close out FY26.
 - i. Town Manager Howard introduced this order which will allow the list of transfers to close out FY26.

Motion: Councilor O'Connell moved to approve Council Order 2026-062 as written. This motion was seconded by Councilor Clerger.

Roll Call Vote: 7-0-0 (Absent: Alexopoulos, Burgess)

Motion passes.

7. Council Order 2026-063: FY27 Budget Transfers

- a. Town Manager Howard introduced Council Order 2026-063 which is a transfer from a salary account to an expense account to cover the services of CLA; who are currently handling our accounting.

Motion: Councilor Egan moved to approve Council Order 2026-063. This motion was seconded by Councilor Huff-Larmond.

Roll Call Vote: 7-0-0 (Absent: Alexopoulos, Burgess)

Motion passes.

8. Council Order 2026-064: Prior Year Unpaid Bills- **Withdrawn**

9. Council Order 2026-065: Appropriation and Approval of Borrowing for Municipal Roof Repairs and Related Exterior and Interior Repairs, Painting and Remediation
 - a. Town Manager Howard introduced Council Order 2026-065 which is a request for borrowing for municipal buildings. Borrowings require two meetings before action can be made.
10. Council Order 2026-066: Approval to Apply for Massachusetts Department of Environmental Protection and Massachusetts Water Pollution Abatement Trust Grants, Loan Assistance, and Other Support
 - a. This council order allows the Treasurer/Collector and/or Town Manager to have signing authority on a previously approved borrowing.

Motion: Councilor Gordon moved to approve Council Order 2026-066 as written. This motion was seconded by Councilor Egan.

Roll Call Vote: 7-0-0 (Absent: Alexopoulos, Burgess)

Motion passes.

11. Council Order 2026-067: Request for the Town Council to Initiate an Amendment to the Randolph Zoning Ordinance- Chapter 200 of the General Code of the Town of Randolph- to Amend the Provisions Concerning Planned Residential Development
 - a. This was introduced and will be referred to the Planning Board and Zoning and Ordinance Subcommittee.

Old/Unfinished Business:

1. Council Order 2026-018: Amendment To Town Council Rules Section 13 Pertaining to Order of Business and Agenda
 - a. Councilor Gordon spoke on this amendment again. This amendment is related to how the council received the materials for a meeting as well as being text searchable on the website. This has gone to subcommittee twice before coming back to the council. Councilor Gordon stated that the Council Clerk is already doing this, but this would codify it.

Motion: Councilor Gordon moved to approve Council Order 2026-018. This motion was seconded by Councilor Huff-Larmond.

Roll Call Vote: 3-4-0 (Yays: Clerger, Gordon, Huff-Larmond; Nays: Brewer, Egan, O'Connell, Thompson; Absent: Alexopoulos, Burgess)

Motion fails.

2. Council Order 2026-054: Amendment to the General Ordinances of the Town of Randolph to Prohibit the Use of Algorithmic Rent Setting Devices
 - a. Councilor Thompson spoke on this ordinance which prohibits property managers and landlords from using algorithmic devices to set rental prices. Councilor Thompson presented 2026-054A which incorporates the recommended changes. The Council Clerk read the legal notices into the record. This notice was posted in the Patriot Ledger.
 - b. Councilor O'Connell is in support of this Council Order.
 - c. President Egan appreciates Councilor Thompson taking the initiative to respond to the changing technology to protect our residents.

Motion: Councilor O'Connell moved to approve Council Order 2026-054A. This motion was seconded by Councilor Brewer.

Roll Call Vote: 7-0-0 (Absent; Alexopoulos, Burgess)

Motion passes.

Subcommittee Reports: None

Council Comments:

1. Councilor Huff-Larmond: The interns are doing well and are appreciative of the opportunity.
2. Councilor Thompson: Thanked everyone who showed up and supported Randolph Day.
3. Councilor Brewer: Gave compliments to all involved in Randolph Day. Made a recommendation for more tents/shade for next year.
4. Councilor O'Connell: Had a great time on Saturday. Agreed, we need to tweak some things for next year.
5. Councilor Gordon: Tall ships are in Boston Harbor until Saturday.
6. Councilor Clerger: Gave thanks to the leadership and was happy to report no incidents over July 4th weekend. Big shout out to the DPW who are always working hard.
7. President Egan: Big shout out to Robin Reinhart, Joe Pitti, and Town Manager Howard for a fantastic Stars and Stripes Festival. Thanks to the Town Council for supporting the vision.

Town Manager's Report:

1. Gave Thanks to all involved in Randolph Day such as the Library, School Department, Board of Health, DPW, Fire and Police Department.
2. Reminds the council to create a process, stick to it, and work together with the Collins Center during the Town Manager Search.

Adjournment:

Motion: Motion to adjourn made by Councilor Clerger and seconded by President Egan.

Roll Call Vote: 7-0-0 (Absent: Alexopoulos and Burgess)

Meeting adjourned.

The Town Council Meeting adjourned at 10:04 pm.

Notification of Upcoming Council Meetings:

July 27

August 10 and 24

September 14 and 28

October 5 and 19

November 2 and 23

December 7